



CITY PLANNING COMMISSION

September 9, 2009/Calendar No. 12

C 090323 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 420 Lefferts Avenue (Block 1331, Lot 9) for continued use as a day care center, Community District 9, Borough of Brooklyn.

This application (C 090323 PQK) for the acquisition of property located at 420 Lefferts Avenue (Block 1331, Lot 9), was filed by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS), on February 13th, 2009. The acquisition would facilitate the building's continued use as the Mosdoth Child Care Center.

BACKGROUND

The ACS and DCAS seek to continue use of approximately 16,800 square feet of privately-owned property located at 420 Lefferts Avenue (Block 1331, Lot 9) as a child care center, located in Community District 9, Brooklyn.

The ACS seeks to continue its programs at the site to ensure the provision of child care to the surrounding community. ACS has operated a child care center at this site since 1972. The City Planning Commission previously approved the continued use of a child care center at this location on December 16th, 1992 (C 920067 PQK, Cal. No. 26) for a 20 year period if the property was not acquired by the city. The current lease on the property ends on December 15th, 2012.

The site is bounded by Lefferts Avenue to the north, New York Avenue to the west, Brooklyn Avenue to the east, and East New York Avenue to the south. The lot on which the building is situated is 8,800 square feet and is located in an R6 zoning district. The total square footage of the two-story building is 16,800 square feet and there is 5,600 square feet of exterior play area on the roof. Surrounding land uses are predominantly residential, consisting of one and two-family homes and multi-family apartment buildings. A school and synagogue are located on the same block at the corner of Lefferts and Brooklyn Avenues.

The site is within close proximity to the 2 and 5 subway lines, and the B43 and B44 buses operate within a few blocks of the site.

The Mosdoth Child Care Center, which occupies the entire building, serves approximately 150 preschool children between the ages of 2 and 5. The center is open Monday through Friday from 8:00 AM to 6:00 PM, and consists of 37 staff members. Center services include meal services, supervised playtime, group interaction and socialization, and educational concepts such as the alphabet and number system.

ENVIRONMENTAL REVIEW

This application (C 090323 PQK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the ACS.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 090323 PQK) was certified as complete by the Department of City Planning on May 4th, 2009, and was duly referred to Community Board 9 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 9 held a public hearing on this application (C 090323 PQK) on June 23rd, 2009 and on that date, by a vote of 20 to 0 in favor, with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 090323 PQK) was considered by the Borough President, who issued a recommendation approving the application on July 7th, 2009.

City Planning Commission Public Hearing

On July 22nd, 2009 (Calendar No. 4), the City Planning Commission scheduled August 5th, 2009, for a public hearing on this application (C 090323 PQK). The hearing was duly held on August 5th, 2009 (Calendar No. 18).

There was one speaker representing ACS, who described the project. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application by the ACS and DCAS for the acquisition of property located at 420 Lefferts Avenue (Block 1331, Lot 9), in Community District 9, Borough of Brooklyn, for continued use as a child care center is appropriate. The child care center is located in an R6 zoning district, which permits the proposed use and would be compatible with the surrounding residential uses. ACS has operated a child day care center at this site since 1972.

The child care center provides various services, including supervised playtime, group interaction and socialization, and educational concepts such as the alphabet and number system. Approval of this application would ensure the continued provision of child care services to the community.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application (C 090323 PQK) of the Administration for Children's Services and the Department of Citywide Administrative Services for the acquisition of property

located at 420 Lefferts Avenue (Block 1331, Lot 9), Community District 9, Borough of Brooklyn, for continued use as a day care center is approved.

The above resolution (C 090323 PQK), duly adopted by the City Planning Commission on September 9th, 2009 (Calendar No. 12), is filed with the Office of Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
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ANNA HAYES LEVIN, Commissioners, ABSTAINING**